

TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519 (508) 839-5335 ext 1100 • FAX (508) 839-4602 www.grafton-ma.gov

BOARD OF SELECTMEN MEETING AGENDA

February 12, 2019 Municipal Center, Conference Room A 7:00 p.m.

CALL TO ORDER

ANNOUNCEMENTS

- 1. SCHEDULE
 - a) Library Board of Trustees
 - b) Board of Health
- 2. RESIGNATIONS
- 3. APPOINTMENTS

Board of Selectmen - None

Town Administrator – Building Dept Office Manager, Bonnie-Jean McGilvray

- 4. **NEW BUSINESS**
 - a) Historical Commission Town Sealer/Weights Cabinet Restoration
 - b) Fire Staffing Study
- 5. SELECTMEN REPORTS / TA REPORTS
- 6. CORRESPONDENCE
- 7. DISCUSSION
 - a) Finance Study Committee
 - b) FY202 Budget
- 8. MEETING MINUTES
 - a) Board of Selectmen December 4, 2018 & November 20, 2018

EXECUTIVE SESSION – Approve Executive Session Minutes Jan 22, 2019

MGL Chapter 30A, Sec. 21(3) Litigation Update Litigation Strategy Union Negotiations Land Negotiation Non Union Negotiations Strategy for Negotiations Minutes

ADJOURN

#1 (a) SCHEDULE - BOARD OF LIBRARY TRUSTEES

As part of the Selectmen's "Touch Base Meetings" members of the Board of Library Trustees will be attending the meeting to give a brief update/outline of what the group has worked on and/or has coming up in the near future.

MEMBERS:

Doug Bowman
Marilyn Cusher
Karen Durand
Aaron Vandesteen
Dana Wilson
Martina Arndt
Vacant - Kristi Lutjelusche resigned

NO ACTION NEEDED

SCHEDULE (b) - BOARD OF HEALTH

As part of the Selectmen's "Touch Base Meetings" members of the Board of Health will be attending the meeting to give a brief update/outline of what they have been working on and/or have coming up in the near future.

MEMBERS:

Karen G. Gwozdowski-Gauvin, Chair Daniel Finn, Vice Chair Deborah Chouinard, Clerk Josh Briggs Austin Magnant

#3 TOWN ADMINISTRATOR APPOINTMENTS

The Selectmen are asked to affirm the appointment of Bonnie-Jean McGilvray as the Office Manager to the Building Department.

Bob Berger supports the appointment of Bonnie; Bonnie-Jean has proven to be a valuable asset in this position. She started in the Building Office as temporary staff, utilizing account temps. Over the past two months, Bonnie has been acting as office manager and in that time she's been fully trained and is capable of all the tasks that need to be performed in the building department as office manager.

MOTION:

I move the board vote to affirm the Town Administrator's appointment of Bonnie Jean McGilvray as the Building Department Office Manager effective February 25, 2019.

#4 (a) NEW BUSINESS – HISTORICAL COMMISSION, SEALER of WEIGHTS & MEASURES CABINET RESTORATION

The Grafton Historical Commission will be asking for the Selectmen's permission and support in restoring the town owned Weights and Measures Scale and Cabinet. This will be done through the use of \$10,000 in Community Preservation Committee Funds. Don Clark member of the commission will be present to answer any questions you may have.

MOTION:

I move the board vote to support the efforts of the Historical Commission for the restoration of the Weights and Measures Scale and Cabinet using CPC funds.

Restoration of circa 1850 Howard & Davis Weights and Measures Scale

The Grafton Historical Commission is seeking the Board of Selectmen's permission and support in restoring the town-owned Weights and Measures Scale and Cabinet through the use of \$10,000 in Community Preservation Committee funds.

Starting in 1848, the State of Massachusetts issued a Weights and Measures Scale and Cabinet to each city and town to ensure weights and measures were accurate and standardized throughout the State. The Sealer of Weights and Measures position remains a responsibility of the town to the present day, although the town's Howard & Davis scale is no longer used.

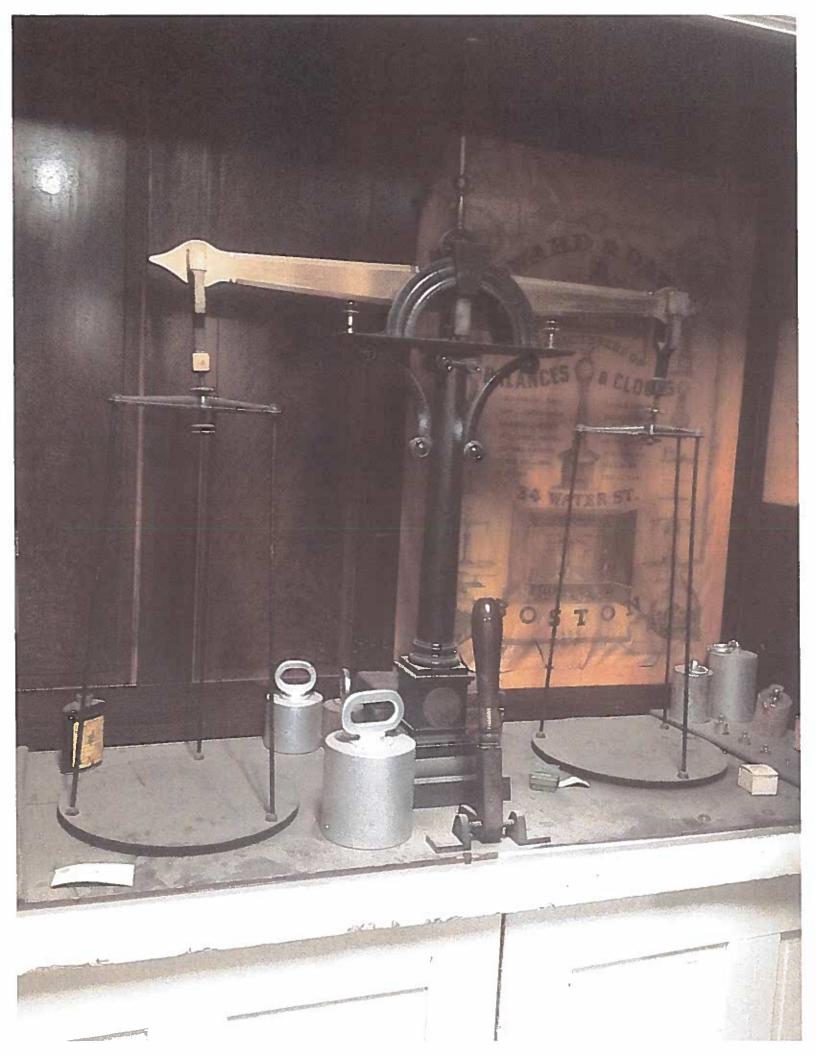
The 66" wide x 23" inch deep x 75" tall unit is presently stored in a forgotten corner at the Municipal Center.

As envisioned by the Historical Commission, the gray-painted exterior of the cabinet will be professionally stripped and refinished. The grain-painted interior walls will be left intact, if possible. The existing wood doors will have glass panels installed in them to allow display of the scale, weights and measures while providing security. LED lighting will be added to increase visibility within the cabinet. Any damaged areas will be repaired; the scale, weights and measures will be cleaned, repaired and painted as necessary. When completed, the scale and cabinet would make a good educational display in the new Grafton Public Library.

The restoration will be modeled after the work done to the Maynard, Massachusetts scale and cabinet. In 2012, the Maynard Historical Commission was granted \$7,500 in CPA funds for the restoration including \$5,600 for refinishing the cabinet, \$400 for transportation to and from the refinishing shop; an estimated \$800 for refurbishing the scale, weight and measures; \$200 for educational materials for display with the cabinet; and \$500 for contingencies.

Though 7 years have passed, the Grafton Historical Commission feels the restoration can be accomplished for \$10,000, the amount we will seek from the Community Preservation Committee with permission from the Board of Selectmen.







MAYNARD, MASS. SCALE

Proposal-

ROBERT P. DIONNE

Painting Company
72 Arlington St., Acton, MA 01720

Telephone: 263-3663

15 concord Dr. Littleton, MA 01460

PROPOSAL SUBMITTED TO	PHONE		DATE
PROPOSAL SUBMITTED TO Town of Maynard HIStorical Commission STREET	978-8	97-2863	10/10/12
STREET	JOB NAME		
3 Country Lane	JOB LOCATION		
Maynard, MA 01754			
PARTITION OF TERMS			JOB PHONE
do Jack Mackeen			
We hereby submit specifications and estimates for Scale	2 Cal	binet	
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Strip all Daint and Other	<i>finish</i>	nes to r	aw wood,
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Labor + Materials 45,600.00			
45,600.			
Back to Agenda			
WE PROPOSE hereby to furnish complete labor and material in acco	ordance with	NOTICE: v	ou may cancel this agreement if it has
the specifications above for	-/ 0/2	been consummated by a party thereto at a place other than an address of the seller, which may be his main office or a branch thereof, provided you notify the	
THE SUM OF DOLLARS \$ 5	600		
Payable as follows: Upon Completion of work		seller in writing at his main office or branch by ordi-	
Payable as follows: Oport Compact 1991	A CONTRACTOR OF THE STATE OF	nary mail posted, by telegram sent or by delivery, not later than midnight of the third business day following	
		the signing of t	his agreement.
All material is to be as specified. All work is to be completed in a work-	ACCEP	TANCE: The roo	cifications, prices, and conditions pro-
manlike manner and in accordance with standard practices. Changes	ore satisfactory and are hereby accepted. You are hereby seed to procede with the work specified. We agree to make paydescribed above.		
to the above specification will be accepted only in writing and may result in price increases. This agreement is contingent upon strikes,			
accidents and other delays beyond contractor's control. The owner is			
			AUTHORIZED Signature
SIGNATURE This proposal may be withdrawn it not accepted within days.			
and the second s			

#4 (b) NEW BUSINESS - FIRE STAFFING STUDY REVIEW

Municipal Resources Inc undertook a comprehensive organizational assessment of the Grafton Fire Department's current fire protection delivery systems and operations, with an emphasis on staffing. Their final report and will be presented and reviewed with the Selectmen. MRI's goal is to help communities solve problems and provide solutions for future success.

NO ACTION REQUIRED

#8 MEETING MINUTES

The Board is asked to review and approve the meeting minutes of December 4, 2018 and November 20, 2018.

MOTION: (if minutes being accepted as submitted)

I move the board vote to accept the meeting minutes of December 4, 2018 and November 20, 2018 as presented.

MOTION: (if corrections were made to minutes)

I move the board vote to accept the meeting minutes of December 4, 2018 and November 20, 2018 and include the changes as discussed.



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BOARD OF SELECTMEN MEETING MINUTES

November 20, 2018 Municipal Center, Conference Room A 7:00 p.m.

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A regular meeting was called to order at 7:00 p.m. Present was Chairman Sargon Hanna, Jennifer Thomas, Clerk, Bruce Spinney, Craig Dauphinais and Edward Prisby. Also present, Timothy McInerney, Town Administrator and Rebecca Meekins, Assistant Town Administrator.

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ANNOUNCEMENTS: None

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SCHEDULE:

Fiscal Year 2019 Tax Classification Hearing: Mrs. Thomas read the public hearing notice. A motion was made by Mr. Spinney to open the Fiscal Year 2019 Tax Classification Hearing. Motion seconded by Mr. Dauphinais. Motion carried 5-0. Mary Oliver Principal Assessor gave an overview of the classification hearing; there were 4 options for the Selectmen to vote on, a Residential Factor, an Open Space Discount, a Residential Exemption and a Small Commercial Exemption. The residential factor shifts the tax rate between the residential and commercial property also called a split rate. The open space discount shifts the tax burden to Residential from Open Space. The Residential Exemption shifts the tax burden within the Residential Classes and the small commercial exemption shifts the burden within commercial and industrial classes to give a discount to qualifying commercial properties. Mrs. Oliver outlined the role of the principal assessor. She valued properties for the purpose of equitable taxation, administered abatements and exemptions, educated the taxpayers and explained the tax rate options to the Selectmen. Mrs. Oliver explained how the tax rate was created. how the tax levy limit was created and how single family homes and condos were assessed. These steps brought the FY2019 single tax rate to \$16.66. Mr. Hanna opened comments up to the public. There were no comments from the public. The Board thanked Mrs. Oliver for her presentation and for the work involved in setting a new rate. A motion was made by Mr. Dauphinais to close the public hearing. Motion seconded by Mrs. Thomas. Motion carried. A motion was made by Mrs. Thomas to adopt a residential Factor of 1.0, No Open Space Discount, No Residential Exemption, No Small Commercial exemption and give authorization to the Principal Assessor to electronically sign and submit the LA-5 to the DOR. Motion seconded by Mr. Dauphinais. Motion carried 5-0.

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SELECTMEN APPOINTMENTS AND RESIGNATIONS

A motion was made by Mr. Spinney to accept the resignation of Mary LaForte as an election worker. Motion seconded by Mrs. Thomas. Motion carried 5-0.

A motion was made by Mr. Dauphinais to appoint Lisa Brovelli-Kelley as a temporary Board of Registrar. Motion seconded by Mrs. Thomas. Motion carried 5-0.

NEW BUSINESS:

- a) ShopGrafton Presentation: John Allen, EDC Coordinator gave a presentation for a fall campaign called ShopGrafton. The idea was on the same lines as a program started by American Express over a decade ago which promoted small business shopping. The EDC realized businesses contribute to vibrant, energetic, high quality communities. With that, they came up with the idea of ShopGrafton MA. The program that would run from November 23 through Dec 24th. Shoppers would have a card that would be stamped at participating businesses. Once a patron had 10 stamps, they would be entered into a drawing on January 8th for an Apple IPad, Ear Buds or Gift Card. Students at the High School participated in the campaign by designing the logo, noting 18 logos were submitted. Town employees and EDC members voted on each. There was a tie for first place so the top two worked together to and created the final logo. Mr. Allen showed everyone the brochure and he introduced Chris and Delaney, the students who designed the logo. He thanked them for doing a great job noting they would each get a \$50 gift card for "winning" the contest. Mr. Allen shared the brochure with the Selectmen. Mr. Dauphinais thanked all for their hard work noting Mr. Allen brought a lot of great ideas to the EDC, getting this up and running in a short period of time.
- b) Lease St. Andrews Church Lease Agreement: Mr. McInerney gave a brief update. The Town was working with the Church. There were still several items to be addressed and he hoped to have a lease before the Board either late December or early January.

SELECTMEN REPORTS / TA REPORTS

Mr. Prisby noted the Capital Improvement and Planning Committee was meeting, he'd have an update for the next meeting.

CORRESPONDENCE:

Mrs. Thomas read the Mass Works \$575,000 infrastructure grant notification letter. On November 20th, Governor Baker and Lt. Governor Polito joined the Town Administrator and many town officials to announce this. The town would use these funds to extend sewer along Westboro Road which would also support economic development activities along the Route 30 corridor. Mrs. Thomas thanked Mr. McInerney for his hard work on this. A second letter was read by Mrs. Thomas, again from Governor Baker and Lt. Governor Polito. The letter notified the town that it was awarded a sustainable materials recovery grant. The town was eligible to receive \$60,000. Mr. McInerney was looking into a second recycling bin promotion/program which could promote additional recycling. He would also be looking into other program that would promote and grow recycling.

Representative Muradian was present to give a brief update. He stated they recently signed a supplemental budget with initiatives. Some of the initiatives were \$50M for school safety initiatives, security upgrades for public schools and for the hiring of behavioral health and mental health specialists in public schools. There was also \$10M for local clean drinking water initiatives and projects along with a \$10M transfer to the CPA Trust fund. Mr. Muradian was most excited about the addition of \$40M which would come back to cities and towns in Chapter 90 funds. Mr. Muradian thanked all the folks who attended the Route 30 Grant presentation today with the Governor and Lt. Governor at Tufts. He thanked the board members for serving the community and the voters for their overwhelming support. Mr. Muradian reviewed the initiatives which were passed this year and ones he was proud to support. Mr. Muradian also noted his 4th annual coat drive being held on Thursday the 29th at the American Legion Post from 5 to 8 p.m. They were collecting new and gently used coats that night and there would be bins in different areas around town.

MEETING MINUTES - None

 At 7:45 p.m. a motion was made by Bruce Spinney to enter executive session for the purposes of litigation updated. Motion seconded by Jen Thomas. Motion carried by roll call vote; Spinney: aye, Thomas: aye, Hanna: aye, and, Prisby: aye. Mr. Hanna stated to discuss these matters in open session would jeopardize the position of the town. Also present was Tim McInerney, Town Administrator, Rebecca Meekins, Assistant Town Administrator and Town Counsel Ginny Kremer, of Blatman, Bobrowski. The board would enter back into open session for the sole purpose of adjourning.

At 8:30 p.m. a motion was made by Mr. Spinney to adjourn the executive. Motion seconded by Mrs. Thomas. Motion carried 4-0 by roll call vote; Spinney: aye, Thomas: aye, Hanna: aye, and, Prisby: aye.

Regular session was adjourned at 8:31 p.m.

125 Respectfully submitted,

- 128 Cindy Ide, Administrative Assistant &
- 129 Recording Secretary



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BOARD OF SELECTMEN MEETING MINUTES

December 4, 2018

Municipal Center, Conference Room A
7:00 p.m.

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A regular meeting was called to order at 7:00 p.m. Present was Chairman Sargon Hanna, Jennifer Thomas, Clerk, Bruce Spinney, Craig Dauphinais and Edward Prisby. Also present Rebecca Meekins, Assistant Town Administrator.

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Chairman Hanna also held a moment of silence for the 41st President of the United States, George H. W. Bush who passed away November 30th at 94.

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Announcements: Chairman Hanna made the following announcements. The Grafton Food Bank would be distributing their annual Holiday Baskets. Grafton Recreation was offering discounted tickets to the Worcester Railers.

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Schedule

a) Bond Signing: Present for the bond signing were Financial Advisor, David Eisenthal and Amy Perkins, Treasurer Collector. The town was dong 4.1 million in short term borrowing for the DPW Facility. These were short term notes with Eastern Bank with an interest rate of 3.25%. They will come due May 2019 at which time the town will do permanent financing. Based on the work that would get done between now and may was enough to get the project going. Mr. Eisenthal outlined the process and how it worked. After approved, the money would go into an account for the building and invoices would be paid out of those funds. Mr. Dauphinais asked why it wasn't set up like a construction loan. Mr. Eisenthal stated an arrangement like that (construction loan) was not as marketable for the Town, he didn't think it worked with municipalities under MGL's however, Mr. Eisenthal would investigate it. It was note that Locke Lord was the Town's Bond Council retained by the Town directly. A motion was made by Mrs. Thomas to approve the sale of a \$4,100,000, 3.25 percent General Obligation Bond Anticipation Note of the Town dated December 12, 2018 and payable May 16, 2019 to Eastern Bank Capital Markets at par and accrued interest, if any, plus a premium of \$16,769.00. Motion seconded by Mr. Spinney. Motion carried 5-0. A motion was made by Mrs. Thomas that in connection with the marketing and sale of the notes, the preparation and distribution of a notice of sale and preliminary Official Statement dated November 19, 2018, and a final Official Statement dated November 28, 2018, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted. Motion seconded by Mr. Spinney. Motion carried 5-0. A motion was made by Mrs.

Thomas that the Town Treasurer and the Board of Selectmen be, and hereby are authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Notes for the benefit of the holders of the Notes from time to time. Motion seconded by Mr. Dauphinais. Motion carried 5-0. A motion was made by Mrs. Thomas to authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures in such form as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the notes. Motion seconded by Mr. Dauphinais. Motion carried 5-0. A motion was made by Mrs. Thomas that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them to be necessary or convenient to carry into effect the provisions of the forgoing votes. Motion seconded by Mr. Dauphinais. Motion carried 5-0.

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> b) DPW and Library Project Update: Andy Deschenes gave the Selectmen an update on the DPW & Library Projects. The DPW contract was awarded, a kick off meeting was held and preliminary work was due to begin on site. In the meeting, Conservation and Planning items were reviewed with the contractor so they were well aware. The GC was in the process of awarding subs and they were looking to hire within town when possible. It was expected to be a 14 month project. Mr. Deschenes noted that he meets with the Building Committee monthly and he will be on site every day. The Library design was ongoing; the building committee has been very active. They were working towards the next phase which would solidify the plans a bit more. The Mass Board of Library Commissioners would also be reviewing the plans as specific points to be sure their requirements were being met. The parking lot plan was being reviewed now, including DPW, Police and Fire. Temporary library lease has been negotiated. The building was in good shape, maybe minimal routine maintenance. Working with the director on the move details. They will bid out the movers. Temporary shelving would be available from Woburn. Looking at May 1 construction start. St. Andrews was available April 1. Grafton Cable TV project at the former police station was accepting bids, file subs looked within budget. Hoping General Contracting would be the same; goal was for January construction. That project should be 5 months or so. The library should be complete Sept 2020 and DPW February 2020.

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c) Proposed Recreational Marijuana Facility: Ms. Meekins began stating Mr. Varney had attended several development team meetings and was here to give a brief overview of his intent. The zoning was allowable with a special permit through the planning board. Mr. Varney identified the site as 168 Worcester Street noting he was talking with the landlord and expected to have a letter of intent in a week or so. He did preliminary studies on the parking lot and showed 10-12 parking spaces which seem adequate to him. Mr. Varney had a draft host agreement that he would review with the Town Administrator in another week or so. Mrs. Thomas asked Mr. Varney to

give an overview of his background. He was a consulted for the CASS Foundation, a nonprofit bringing them through their application to get their license. He had a medical marijuana coop in RI for three years. It was closed now so he could devote his time to Massachusetts. His product would come from existing cultivators; he was looking at several locations for his own cultivation, possibly Lunenburg and Shrewsbury. Mr. Prisby felt the timing was bad after the opening of Leicester. He asked what Mr. Varney thought traffic would be like. Mr. Varney felt as time went on it would get better. There were some lots in town that they could rent and shuttle if there were negative impacts. Though very preliminarily, they had looked at 15 North Main Street, a site for sale which may be considered for parking only. In talking with the Fire Department, they had discussed certain directions for leaving. Mr. Varney noted he was directed to Grafton by Jeannie Hebert though he knew the area growing up in Worcester. The security at the location would be BHL, Bruce Lindt who has his own security firm. He'd work with the Police Station as well. Day to day would be through locked doors patrons would be let in and out. Mr. Dauphinais asked how large the property/building was. The property was roughly 2,000 square feet with the business using approximately 1500. He also asked how long he thought transactions would take. Mr. Varney felt 15-20 minutes. He also noted that he wouldn't open until 10 a.m. going until about 7:30. Mr. Dauphinais felt the parking was inadequate and felt there would be significant traffic issues. Mr. Varney disagreed; he didn't see such a large turnout as in Leicester. Mr. Prisby felt that was the worst section in town to locate such a facility. Mr. Varney noted that he had not applied for the CCC license as of yet. He needed a location, a host agreement and hold community outreach meetings. Mr. Varney preferred Grafton for a number of reasons; this was his first attempt at finding a location. Amy Ramos of 16 Bridge Street was not opposed to medical marijuana she just didn't want this next to her house, she already has trouble getting in and out on a daily basis. Parking was a concern and the building was a mixed use building with Tenants above and below. Mr. Spinney felt that a better location would result in a better conversation. The location did not seem like the best possible in town. Mr. Hanna agreed with Mr. He felt he needed more information on where Medical Marijuana businesses were going before putting a store at this location. He was not against marijuana businesses, but at this time, he could not see himself signing a letter of non opposition, based on tonight's presentation. Mr. Hanna felt Mr. Varney had a lot of homework to do.

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CIPC: General Discussion: This item was postponed

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Resignations: None

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135 Appointments: None

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137 New Business:

Waive Building Fees, DPW Facility Project: The Board was asked to consider waiving the building permit fees associated with the DPW Facility. This had been done in the past on some of the larger town building projects. A motion was made by Mr.

Dauphinais to waive the building permit fees associated with the DPW Building Project.

Motion seconded by Mr. Thomas. Motion carried 5-0

Sewer Extension Contract, Rte 30: CDM Smith had done the preliminary/conceptual design for the grant application. The Selectmen were asked to approve the Final Design and Construction Services contract between the Town and CDM Smith, Inc for the Sewer Extension project, Westboro Road. Funds from the MassWorks Grant would cover the costs. This would begin in March/April. A motion was made by Mrs. Thomas to sign the Final Design & Construction Services Contract with CDM Smith Inc. Motion seconded by Mr. Dauphinais. Motion carried 5-0.

Music License, Townhouse Tavern: A motion was made by Mrs. Thomas to approve a music license for the Townhouse Tavern. Motion seconded by Mr. Spinney. Motion carried.

2019 Annual License Renewal: The Selectmen were asked to renew the following annual licenses; Common Victualler, Garage Licenses (all classes), Taxi Licenses, Music/Entertainment Licenses, Pool Table/Bowling licenses, Inn Holder License, and Liquor Licenses (all classes). It was noted that these licenses run from January 1 through December 31st. Mr. Hanna and Mr. Dauphinais recused themselves from the vote. A motion was made by Mr. Spinney to approve the annual licenses issued by the Selectmen as per the list provided with the exception of Anzio's Pizza and Pub 122. Motion seconded by Mr. Prisby. Motion carried 3-0. A motion was made by Mr. Spinney to approve the Restaurant Wine & Malt License for Anzio's Pizza and the Restaurant All Alcohol License for Pub 122 contingent upon final inspection being approved by the Fire and Building Departments. Licenses shall not be issued until such approvals are given. Motion seconded by Mr. Prisby. Motion carried 3-0.

Selectmen's Reports/TA Reports

Mr. Spinney wanted to have the cemetery and parks folks in to an upcoming meeting. Ms. Meekins DOR Approved the tax rate today, \$16.66. She thanked Mary Oliver and Anita Patel for their hard work. The town was awarded a grant from MIIA which would help us improve issues pertaining to Workers Compensation. The School Department would be doing training, purchasing cameras and radios. There would be a meeting on Dec 11th and no meeting on December 18th, unless something urgent came up. There would be an executive session on Jan 8th working on 6:30 this would be a litigation update. ON Dec 11th before the meeting there was a meet and greet planned for Amy Perkins the new Treasurer Collector. Mr. Dauphinais thanked Rebecca Meekins and Brian Szczurko for their efforts to fix the traffic signal issues on North Main. It was working much better.

Correspondence - None

Meeting Minutes - None

At 8:20 p.m. a motion was made by Mr. Spinney to Adjourn. Motion seconded by Mr.

187 Dauphinais. Motion carried 5-0.